154.0	0001	0005.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 777,500 / 777,500
					USE VALUE: 777,500 / 777,500
					ASSESSED: 777,500 / 777,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY FRANCES M/TRUSTEE	
Owner 2:	FRANCES M DOHERTY REVOCABLE T	
Owner 3:		
Street 1:	7 CHESTER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	DOHERTY FRANCES M -
Owner 2:	-
Street 1:	7 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1827 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	321,300	200	456,000	777,500
Total Card	0.115	321,300	200	456,000	777,500
Total Parcel	0.115	321,300	200	456,000	777,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.68 | /Parcel: 425.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102533
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0001-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,200	200	5,000.	456,000	777,400	777,400	Year End Roll	12/18/2019
2019	101	FV	262,900	200	5,000.	427,500	690,600	690,600	Year End Roll	1/3/2019
2018	101	FV	261,400	0	5,000.	353,400	614,800	614,800	Year End Roll	12/20/2017
2017	101	FV	261,400	0	5,000.	324,900	586,300	586,300	Year End Roll	1/3/2017
2016	101	FV	261,400	0	5,000.	296,400	557,800	557,800	Year End	1/4/2016
2015	101	FV	246,400	0	5,000.	290,700	537,100	537,100	Year End Roll	12/11/2014
2014	101	FV	246,400	0	5,000.	270,200	516,600	516,600	Year End Roll	12/16/2013
2013	101	FV	246,400	0	5,000.	257,100	503,500	503,500		12/13/2012

!12094!

PRINT

Date	Time
12/11/20	02:12:35

LAST REV

Date	Time
12/01/20	10:00:46
jorourke	
12094	

USER DEFINED

Prior Id # 1:	102533
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY FRANCES	67859-319		8/22/2016	Convenience	1	No	No		
	16722-541		1/1/1986		201,600	No	No		PAUL J DOHERTY D.O.D. 10/31/2014 BK 64512 PG

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2018	531	New Wind	4,100	C				
12/9/2011	1608	Manual	8,300					repairs
4/15/2009	237	Re-Roof	4,700					
5/6/2008	443	Add Bath	36,900			G10	GR FY10	kitchen remodel re
7/17/2007	583	New Wind	5,000					NEW DOOR /REPLACE

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Meas/Inspect	HS	Hanne S
10/29/2008	Meas/Inspect	355	PATRIOT
5/8/2000	Mailer Sent		
4/6/2000	Entry Denied	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 456,000 | Spl Credit | Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	143.597
Other Features:	92641
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	394778
Depreciation:	73429
Depreciated Total:	321349

COMMENTS

EST BMT AND INT FIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

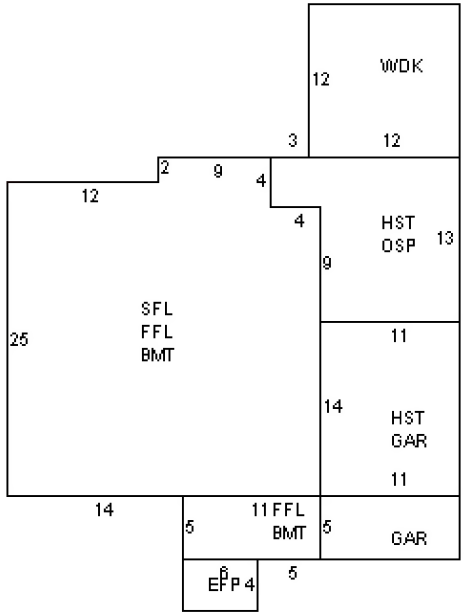
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.96
Special Features:	0	Val/Su Net:	118.65
Final Total:	321300	Val/Su SzAd	216.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	57.080	39,385
FFL	First Floor	690	143.600	99,082
SFL	Second Floor	635	143.600	91,184
GAR	Garage	209	27.310	5,708
OSP	Screen Porch	159	29.950	4,762
HST	Half Story	157	143.600	22,473
WDK	Deck	144	13.110	1,888
EFP	Enclos Porch	24	73.550	1,765
	Net Sketched Area:	2,708	Total:	266,247
Size Ad	1481.5	Gross Are	2864	FinArea 1827

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0001-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	6X6	A	AV	2000	6.00	T	15.2	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200

IMAGE

AssessPro Patriot Properties, Inc